



City of Santa Barbara
Airport Department

DATE: August 18, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – L3 Communications, Maripro, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a one-year Lease Agreement with two six-month options with L3 Communications, Maripro, Inc., a California Corporation, for 1,950 square feet of storage, at 90 Dean Arnold Place, at the Santa Barbara Airport, effective May 15, 2010, for a monthly rental of \$1,365, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

L3 Communications, Maripro, Inc. specializes in the design and installation of undersea positioning, vessel control, diver communications, and marking equipment. Maripro has been an Airport tenant in good standing since 1986. The Premises is used for storage of equipment and furnishings. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.70 per square foot for storage, and is comparable to other buildings on the Airport for similar use and in similar condition.

Should Maripro choose to exercise its option, a CPI adjustment of no less than 3% will be enacted on May 15, 2011. In addition, Maripro will pay all monthly utilities charges.

Airport Staff was unable to conclude lease negotiations with Maripro's representatives until August 2010. However, the lease start date will remain May 15, 2010 in order to insure continuity in the rental adjustment date.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map